



8 Sunridge Avenue, Wombourne, Wolverhampton, WV5 9HF

BERRIMAN
EATON

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This is a charming semi-detached family home which occupies a private position within the road, accessed from the Ounsdale Road, with a driveway and a lovely private rear garden. The property comprises entrance hall, living, sitting and dining areas, a fitted breakfast kitchen and a downstairs WC to the ground floor. To the first floor there are three bedrooms and a modern shower room. The property benefits from central heating and double glazing.

EPC : D
WOMBOURNE OFFICE

LOCATION

Sunridge Avenue is a private road which is situated between Ounsdale Road and Planks Lane and has excellent access into Wombourne Village. Within the village there are a variety of shops and facilities, doctors and dentists. There is also a great selection of leisure facilities including the Wombourne Cricket, Tennis & Bowling Club and Wombourne Leisure Centre, which is the home of Wombourne Swimming Club. There are a variety of Primary Schools within the Village with Westfield Community Primary and St Benedict's being the closest and Wombourne High School is also a short distance away. There are regular buses going through the Village with destinations such as Wolverhampton, Dudley, Stourbridge and Merry Hill Shopping Centre.

DESCRIPTION

This is a charming semi-detached family home which occupies a private position within the road, accessed from the Ounsdale Road side, with a driveway suitable for parking several vehicles off road and a lovely private rear garden. The internal accommodation briefly comprises entrance hall, living, sitting and dining areas, a fitted breakfast kitchen and a downstairs WC to the ground floor. To the first floor there are three bedrooms and a modern shower room. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a composite door with leaded opaque inserts, double glazed opaque window to the side elevation, staircase with wooden balustrades rising to the first floor landing, understairs storage with a double glazed opaque window to the side elevation. The LIVING ROOM has a double glazed walk in bay window with a coal effect gas fire and surround, radiator and double doors into the SITTING AREA, which has a log burner set within the fireplace, radiator and access into the DINING AREA. This has double glazed French doors onto the rear garden, tiled floor with underfloor heating which carried on into the KITCHEN/BREAKFAST ROOM, this is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink until with mixer tap, integrated double Neff oven with induction hob and fitted extractor, integrated dishwasher and washing machine, wall mounted central heating boiler, tiled floor, three double glazed windows to the side elevation, plinth lights, UPVC double glazed door to the rear garden and door into the CLOAKROOM which has a low level WC, wash hand basin, tiling to the walls and floor and double glazed opaque window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has double glazed opaque window to the side window and wooden balustrades. The SHOWER ROOM has a walk in cubicle with sliding door and multi headed shower, low level WC, vanity wash hand basin with mixer tap, double glazed opaque window to the rear elevation, spotlights, headed ladder towel rail and loft access. DOUBLE BEDROOM 1 has a double glazed walk in bay window to the front elevation, radiator, spotlights and a fitted storage cupboard. DOUBLE BEDROOM 2 double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the property there is a concrete imprint drive suitable for parking several vehicles off road, fence to the boundary and gated access to the REAR GARDEN. This has a covered storage area and paved patio area, several wooden trellis, generous lawn area, established well planted borders and fencing to the boundary. There is a wooden WORKSHOP which is currently being used for storage and a gym and has double glazed sliding patio door.

TENURE We understand that the property is FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

DISCLOSURE

In accordance with the relevant legislation it is hereby disclosed that the seller of this property is an employee of Berriman Eaton Ltd.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£335,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

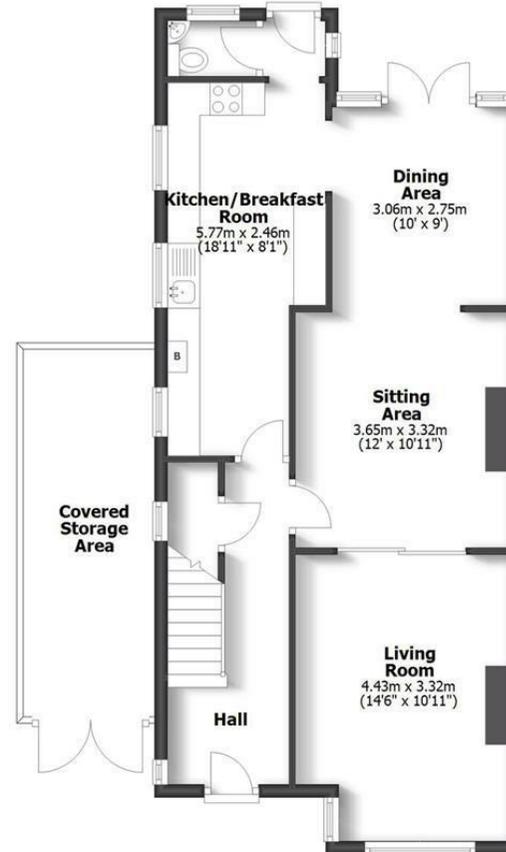


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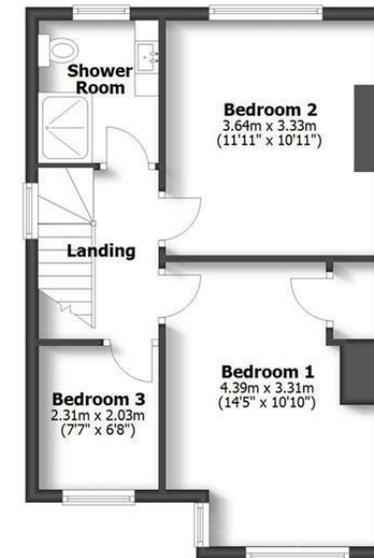


TOTAL: 102.8sq.m. 1106sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY - NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

